

MEMORANDUM

DECEMBER 20, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL PROJECT
PROJECT NO. MASS R-92
DISPOSITION PARCEL P-12B

Dispositon Parcel P-12B consists of approximately 20,000 square feet of vacant land between Tremont and Washington Street in the South Cove Urban Renewal Area. It abuts the Tufts New England Medical Center Parking Garage and as part of the Don Bosco Masterplan, is scheduled for housing/commercial development.

The Salesian Society of Don Bosco, in conjunction with the Abbey Group, has submitted a preliminary development proposal which consists of an apartment tower on the Tremont Street frontage, a mid-rise office building on Washington Street, two levels of underground parking and retail storefronts at both street levels.

The apartment tower consists of approximately 220 units, 25% of which will be subsidized for low and moderate income tenants, on Tremont Street. This building will not exceed 25 stories. The base of the building will be designed to reflect the cornice levels of the surroundings within an average cornice level of 16 stories or less on Tremont Street. Building height will be 136 to 151 feet at Tremont Street and rise in stages to a maximum of 252-283 feet. A 140-car parking garage in two underground levels will also be included. The office building will front on Washington Street, adjacent to the Don Bosco Electronics School. As it is over the MBTA's Orange Line, the building is structurally limited to approximately 8 stories.

This preliminary proposal which has been conceptually reviewed, will be subject to the Authority's complete design review and approval process as outlined in the BRA Design Review Procedures. The project's financial and market feasibility will also be subject to staff review and approval.

This project was conceptually identified in the 1968 Don Bosco Masterplan which was approved by the Authority. This particular proposal now needs to be reviewed by the South Cove and Bay Village communities. A public meeting will be scheduled in the near future to receive comments on this preliminary approval.

It is, therefore, recommended that the Authority tentatively designate the Salesian Society of Don Bosco as redevelopers of Parcel P-12B in the South Cove Urban Renewal Area.

An appropriate Resolution is attached.

SOUTH COVE R-92

P-12 A/B

Washington/Tremont St
TNMC Garage/Don Bosco

Approx. 27,000 sq. ft



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE SALESIAN SOCIETY
DISPOSITION PARCEL P-12B
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, The Salesian Society has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-12B in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Salesian Society be and hereby is tentatively designated as Redeveloper of Disposition Parcel P-12B in the South Cove Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel P-12B by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Developer will be subject to the Authority's Complete Design Review Procedures, including but not limited to submission of Final Working Drawings and Specifications.

4. That the Developer will submit for review and approval all financial and marketing information pertinent to the construction of the combined housing, office and garage components of the project.

5. That prior to the Final Designation, the developer conducts a series of community meetings with residents of Bay Village, Chinatown and any other interested parties to review their Development Plans and respond to neighborhood suggestions.

6. That these Final Plans and Specifications be approved by the Bay Village and Chinatown neighborhoods before being submitted to the Authority for approval.

7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

8. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

9. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: THE SALESIAN SOCIETY
- b. Address and ZIP Code of Redeveloper: 300 Tremont Street, Boston, MA 02116
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove Urban Renewal Area Mass R-92

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Parcel P-12B

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts.

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization 1945.
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. SEE EXHIBIT "A" ATTACHED
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

not applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

not applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

not applicable

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (~~we~~)¹ Rev. Kenneth McAlice

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (~~our~~) knowledge and belief.²

Dated: August, 1984-

Dated: _____

Rev. Kenneth McAlice
Signature

Signature

Director
Title

Title

300 Tremont Street, Boston, MA 02116
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

DON BOSCO TECHNICAL HIGH SCHOOL

300 Tremont Street
Boston, Massachusetts 02116
Office of the Director

(617) 426-9457

House Council: Rev. Kenneth McAlice, Director
 Rev. Hugh McCullough, Vice-Director
 Bro. Andrew Bertello, Administrator
 Rev. Louis Aineto, elected council member

School Board: All the above House Council members plus

Mr. Charles Schuetz, Principal